



~~May 15, 2007 CPC~~
~~August 21, 2007 CPC~~
October 16, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0292

Emerson Companies LLC

Bermuda Magisterial District
Bellwood Elementary; Salem Middle; and Bird High Schools Attendance Zones
West line of Jefferson Davis Highway

REQUEST: Rezoning from Community Business (C-3) and General Business (C-5) to Residential Townhouse (R-TH) plus proffered conditions on an adjacent 6 acre parcel zoned Community Business (C-3) and General Business (C-5).

PROPOSED LAND USE:

Residential and commercial uses are planned.

RECOMMENDATION

Recommend deferral to the Commission's December 18, 2007, public hearing to allow the applicant time to finalize the proposal. The application states that the commercially zoned acreage is included to proffer conditions on that property. To date, no proffers have been submitted with this request. In addition, the applicant indicated the request may be amended to seek exceptions to Ordinance requirements. A deferral to the December meeting would require submission of any new or revised information no later than October 15, 2007. If this deadline cannot be met, a longer deferral may be appropriate.

CASE HISTORY

Planning Commission Meeting (5/15/07):

At the request of the applicant, the Commission deferred this case to August 21, 2007.

Staff (5/16/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than June 18, 2007, for consideration at the Commission's August 21, 2007, public hearing.

Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (6/8/07):

The deferral fee was paid.

Planning Commission Meeting (8/21/07):

At the request of the applicant, the Commission deferred this case to October 16, 2007.

Staff (8/22/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than August 27, 2007, for consideration at the Commission's October 16, 2007, public hearing.

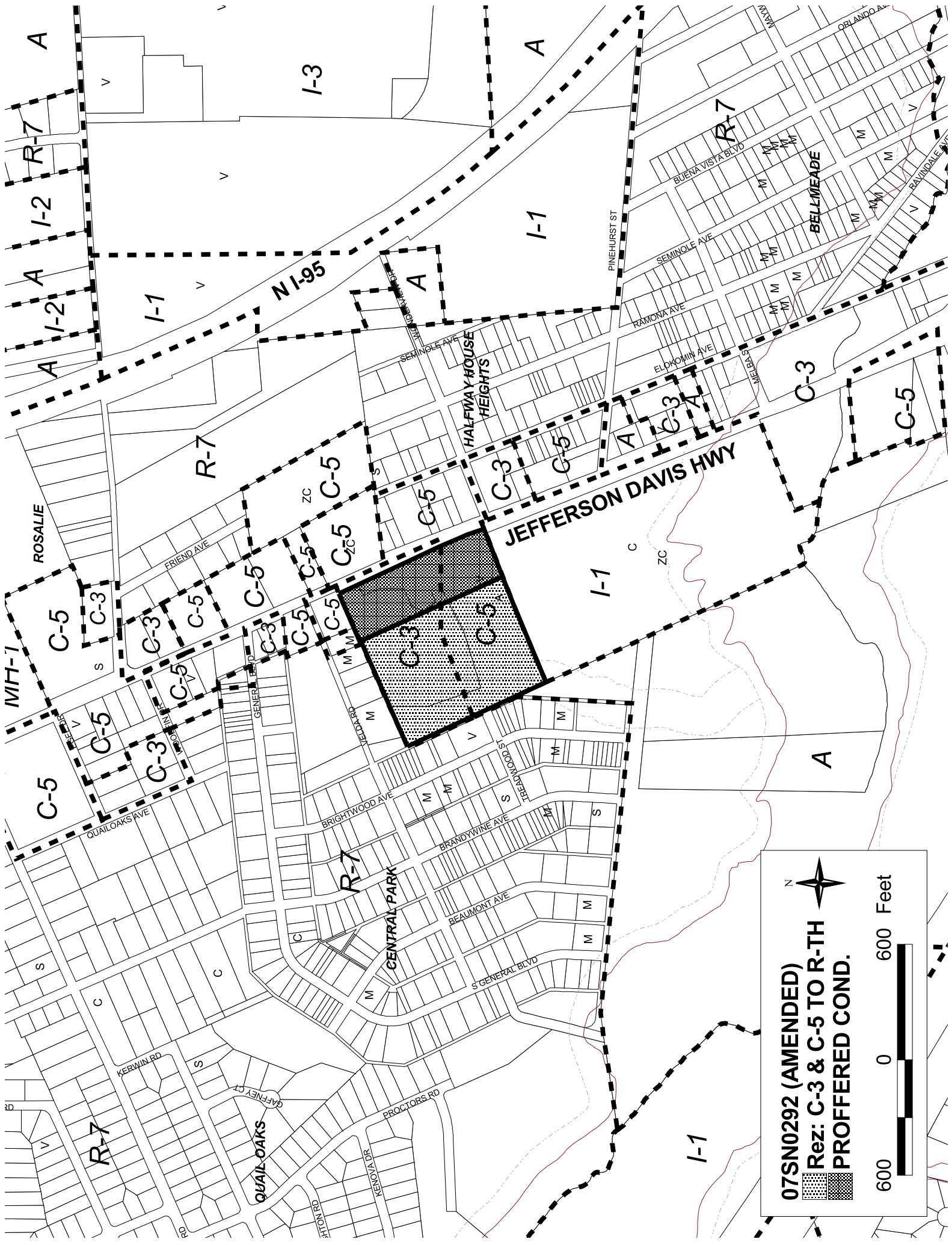
Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (8/27/07):

The deferral fee was paid.

Staff (9/21/07):

To date, no new or revised information has been received.



07SN0292 (AMENDED)
Rez: C-3 & C-5 TO R-TH
PROFFERED COND.

